

HOUSE & FENCE

Address: 217-218 (217-220)
Brougham Place
Certificate of Title: 984/123

Use: Residential
**Stanley West
Policy Area:** PA10
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This is a substantial two storey asymmetrically fronted sandstone residence which, in the same way as the other houses along this section of Brougham Place/Stanley Street appears at the front to be single storey. This is due to their construction along the Torrens Valley scarp embankment. This house displays important stylistic elements including a projecting front wing with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements, eaves brackets. It also retains a distinctive slate stepped bridge to the upper level entrance door, and a masonry and iron fence characteristic of this house style.

Prior to the house's construction there was an earlier house on TA 1026 which is shown on the Smith Survey of 1880. Following the speculative building boom at this time and the easy access to North Adelaide made possible by the establishment of the horse tram in 1878, many vacant and Town Acres with only one or two properties on them, were further subdivided, sold and built upon.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

Substantial whole of this asymmetrically fronted two storey Victorian residence, including roof and verandah form and detail, masonry and render walls, window and door joinery and configuration and masonry and iron front fence.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House - Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880